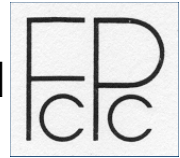




FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday October 9, 2013

APPROVED: _____

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NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item are required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningandzoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday – October 16, 2013 @ 7:00 pm

Contact

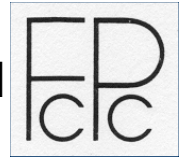
*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



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ITEM	TIME	ACTION REQUESTED
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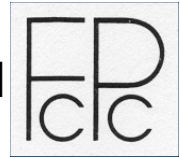
9:30 A.M.

- | | |
|---|----------------------|
| 1. <u>MINUTES TO APPROVE</u> | DECISION |
| 2. <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |
| 4. <u>PRELIMINARY PLAN</u> | DECISION |
| a) <u>URBANA TOWN CENTER-EMPLOYMENT DISTRICT MXD</u> - The applicant is requesting Preliminary Plan approval for proposed 19 office lots / buildings.
File: S1161, Site #13625, APFO #13626, FRO #13634
<i>Denis Superczynski, Principal Planner</i> | |
| 5. <u>COMBINED PRELIMINARY PLAN / SITE PLAN</u> | DECISION |
| a) <u>URBANA TOWN CENTER-EMPLOYMENT DISTRICT NORTHERN MXD</u> - The applicant is requesting Combined Preliminary Plan and Site Development Plan approval for proposed 610 residential units.
File: S1161, SP13-09, Site #13627, APFO #13628, FRO #13633
<i>Denis Superczynski, Principal Planner</i> | |
| 6. <u>SITE PLAN</u> | DECISION |
| a) <u>MCKINNEY COMMERCE CENTER, LOT 21</u> - The applicant is requesting Site Development Plan approval for a proposed revision to establish a shooting range and classrooms in an existing building, including proposed revision to the entrance and sidewalk.
File: SP77-02, Site #13820, APFO #13821, FRO #13822
<i>Tolson DeSa, Principal Planner</i> | |
| b) <u>CARROLL MANOR RECREATION COUNCIL</u> -The applicant is requesting Site Development Plan approval for an outdoor sports recreation facility, including associated ball fields, parking and a gymnasium.
File: SP13-11, Site #13548, APFO #13555, FRO #13551
<i>John Dimitriou, Principal Planner</i> | |



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7. TEXT AMENDMENTS

PUBLIC HEARING

- a) Priority Four (4) Text Amendments (ZT-13-01 through ZT-13-08) - A public hearing will be held on the Priority Four (4) Zoning Ordinance Text Amendments (ZT-13-01 through ZT-13-08) which are intended to address the following:
- Private-Commercial Use Aircraft Landing and Storage in the A, LI, and GI zoning districts
 - Recreational Vehicle Storage in the A zoning district
 - Directional Signs
 - PDD Landscaping and Lighting
 - Institutional Floating Zone Size and Location Criteria
 - Moderately Priced Dwelling Units
 - Public and Private Schools in the A zoning district
 - Funeral Home as an Accessory use in the A zoning district

Shawna Lemonds, Planning Manager

- b) Waterbody Buffer Text Amendment (ZT-13-09) - A public hearing will be held on the Waterbody Buffer Text Amendment (ZT-13-09) which is intended to amend the existing waterbody buffer regulations within the zoning ordinance.

Tim Goodfellow, Principal Planner